

1 BILL NO. R-87-01-06

2 DECLARATORY RESOLUTION NO. R-1687

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
3011 Independence Drive, Fort Wayne,
Indiana 46808. (Avery International
Corporation, Petitioner).

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Part of Section 28, Township
13 31 North, Range 12 East, Allen
County, Indiana, more particu-
14 larly described as follows:

15 Beginning at the Southeast corner
16 of the West Half of the Southeast
Quarter of Section 28, Township
17 31 North, Range 12 East, Allen
County, Indiana; thence West
18 along the South line of the West
Half of the Southeast Quarter
of Section 28-31-12, and the
19 South line of the East Half of
the Southwest Quarter of Section
20 28-31-12, a distance of 1475.0
feet; thence North with a deflection
21 angle to the right of 89 degrees
54 minutes 20 seconds and parallel
22 to the East line of the West
Half of the Southeast Quarter
of Section 28-31-12, a distance
23 of 701.45 feet; thence East with
a deflection angle to the right
24 of 89 degrees 45 minutes 20 seconds
and parallel to the South line
25 of Centennial Industrial Park
Section III, as recorded in the
26 plat thereof in the Office of
the Recorder of Allen County,
27 Indiana, a distance of 155.0
feet; thence North with a deflection
28 angle to the left of 89 degrees
45 minutes 20 seconds and parallel
29 to the East line of the West
Half of the Southeast Quarter
30 of Section 28-31-12, a distance
of 392.80 feet to the point of
31 beginning; thence continuing
32

1 Page Two

2 North along aforementioned line
3 a distance of 277.20 feet to
4 a point on the South line of
5 said Centennial Industrial Park,
6 Section III; thence East with
7 a deflection angle to the right
8 of 89 degrees 45 minutes 20 seconds
9 along the South line of Centennial
10 Industrial Park, Section III,
11 a distance of 880.0 feet; thence
12 South with a deflection angle
13 to the right of 90 degrees 14
14 minutes 40 seconds parallel to
15 the East line of the West Half
16 of the Southeast Quarter of Section
17 28-31-12, a distance of 277.20
18 feet, thence West with a deflection
19 angle to the right of 89 degrees
20 45 minutes 20 seconds parallel
21 to the North line of Centennial
22 Industrial Park, Section III,
23 a distance of 880.0 feet to the
24 point of beginning, containing
25 5.60 acres.

26 said property more commonly known as 3011 Independence Drive,
27 Fort Wayne, Indiana 46808;

28 WHEREAS, recommendations have been received from the
29 Committee on Finance and the Department of Economic Development
30 concerning said Resolution;

31 WHEREAS, notice of the adoption and substance of said
32 Resolution has been published in accordance with I.C. 5-3-1 and
33 a public hearing has been conducted on said Resolution;

34 WHEREAS, if said Resolution involves an area that has
35 already been designated an allocation area under I.C. 36-7-14-39,
36 the Fort Wayne Redevelopment Commission has adopted a Resolution
37 approving the designation.

38 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
39 THE CITY OF FORT WAYNE, INDIANA:

40 SECTION 1. That, the Resolution previously designating
41 the above described property an "Economic Revitalization Area" is
42 confirmed in all respects.

43 SECTION 2. That, the hereinabove described property is

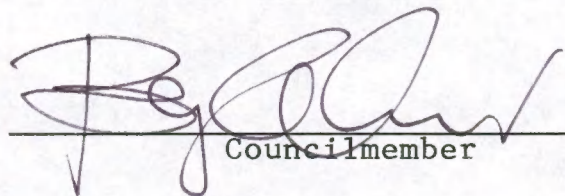
1 Page Three

2 hereby declared an "Economic Revitalization Area" pursuant to
3 I.C. 6-1.1-12.1, said designation to begin on the effective date
4 of this Resolution and continue for a three (3) year period. Said
5 designation shall terminate at the end of that three-year period.

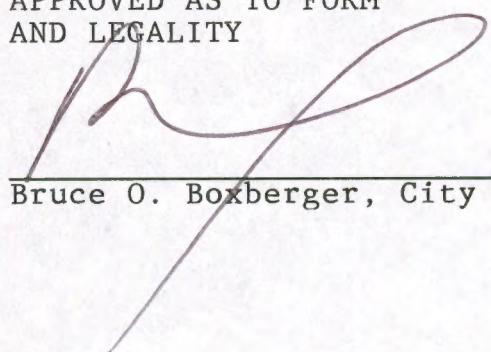
6 SECTION 3. That, said designation of the hereinabove
7 described property as an "Economic Revitalization Area" shall
8 only apply to a deduction of the assessed value of both real
9 estate and personal property for new manufacturing equipment.

10 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
11 hereby determined that the deduction from the assessed value
12 of the real property shall be for a period of ten (10) years.

13 SECTION 5. That this Resolution shall be in full force
14 and effect from and after its passage and any and all necessary
15 approval by the Mayor.

16
17 
18 _____
Councilmember

19 APPROVED AS TO FORM
20 AND LEGALITY

21 
22 _____
Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by E. Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 27th day of January, 19 87, at 7:00 o'clock P.M., E.

DATE: 1-13-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOSS~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 1-27-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 06-87 on the 27th day of January, 19 87.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of January, 19 87, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of January, 19 87, at the hour of 11:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
DEC 19 1986
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

_____ Real Estate Improvements
_____ Personal Property (New Manufacturing Equipment)
 X Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: AVERY INTERNATIONAL CORPORATION

Address of Applicant's Principle Place of Business:

 150 N. Orange Grove Blvd

 Pasadena, CA 91003

Phone Number of Applicant: (216) 354-7900 ext. 7115

Street Address of Property Seeking Designation:

 3011 Independence Drive

 Fort Wayne, Indiana 46808

S.I.C. Code of Substantial User of Property: 2641

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?

Manufacture pressure sensitive adhesive materials

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

95,000 square foot manufacturing and 10,200 square foot office building

What is the condition of structure(s) listed above? Good

Current assessed value of Real Estate:

Land	<u>\$57,700</u>
Improvements	<u>\$450,000</u>
Total	<u>\$508,500</u>

What was amount of Total Property Taxes owed during the immediate past year? \$2589.32 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

Plant expansion of 40,500 square feet with an additional 15,000 square feet of parking lot.

Cost of Improvements: \$ 1,650,000.00

Development Time Frame:

When will physical aspects of improvements begin? Early 1987

When is completion expected? Late 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$404,010

What was amount of Personal Property Taxes owed during the immediate past year? 31,521.58 for year 1985.
Give a brief description of new manufacturing equipment to be installed at the project site.

Additional equipment for manufacture of pressure sensitive adhesive materials.

Cost of New Manufacturing Equipment? \$ 7,000,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? Late 1987

When is installation expected to be completed? ~~Early 1990~~

M10 1988

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 105

How many permanent jobs will be created as a result of this project?
30

Anticipated time frame for reaching employment level stated above?
1988

What is the nature of those jobs?

Production, material handling, maintenance, technical and accounting and clerical.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Due to local economy Phase 2 of Centennial Park has not been developed and inducements are necessary to cause development.

In what Township is project site located? Washington

In what Taxing District is project site located? Fort Wayne, Washington

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Ken Papp - Mgr. International Accounting

³⁵⁷⁻⁵⁴⁶⁹
216/354-7900 ext. 7115

Jennings Lambeth - Plant Mgr.

219/484-0321

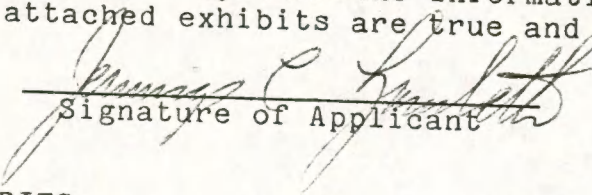
→ Scott Miller - Plant Accounting Mgr.

219/484-0321

Phone Number of Contact Person ()

COPIES → ROB MATT

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property See Exhibit A & B.
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

EXHIBIT "A"

Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the West Half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the West Half of the Southeast Quarter of Section 28-31-12, and the South line of the East Half of the Southwest Quarter of Section 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degrees 54 minutes 20 seconds and parallel to the East line of the West Half of the Southeast Quarter of Section 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degrees 45 minutes 20 seconds and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet; thence North with a deflection angle to the left of 89 degrees 45 minutes 20 seconds and parallel to the East line of the West Half of the Southeast Quarter of Section 28-31-12, a distance of 392.80 feet to the point of beginning; thence continuing North along aforementioned line a distance of 277.20 feet to a point on the South line of said Centennial Industrial Park, Section III; thence East with a deflection angle to the right of 89 degrees 45 minutes 20 seconds along the South line of Centennial Industrial Park, Section III, a distance of 880.0 feet; thence South with a deflection angle to the right of 90 degrees 14 minutes 40 seconds parallel to the East line of the West Half of the Southeast Quarter of Section 28-31-12, a distance of 277.20 feet, thence West with a deflection angle to the right of 89 degrees 45 minutes 20 seconds parallel to the North line of Centennial Industrial Park, Section III, a distance of 880.0 feet to the point of beginning, containing 5.60 acres.

EXHIBIT "B"

Plan of Construction:

1. February 1987 - Begin Construction
2. Late 1987 - End Building Construction
3. Mid 1987 - Begin Equipment Installation
4. Mid 1988 - End Equipment Installation - Begin Start-Up
5. Late 1988 - Full Production

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionB-87-01-06DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 3011 Independence Drive, Fort Wayne,
Indiana 46808. (Avery International Corporation, Petitioner).

EFFECT OF PASSAGE Plant expansion of 40,500 square feet with an additional
15,000 square feet of parking lot. Additional equipment for manufacture
of pressure sensitive adhesive materials will be added.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$8,650,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Avery International Corporation (FASSON ROLL MATERIALS DIV.)

Site Location: 3011 Independence Drive, Fort Wayne, In. 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Manufacture pressure sensitive adhesive materials

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Plant expansion of 40,500 sq. ft. with an additional 15,000 sq. ft. of parking lot.

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 8,650,000.00 Permanent Jobs Created: 30

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 3 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

This project was approved by the Redevelopment Commission on
January 21, 1987.

Staff James Partin
Date 1-26-87

Director Thomas Latchem
Date 1-26-87

BILL NO. R-87-01-06

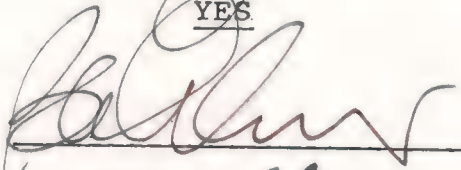
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation of
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 3011 Independence Drive, Fort Wayne, Indiana
46808 (Avery International Corporation, Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION)

YES

NO


BEN A. EISBART
CHAIRMAN


JAMES S. STIER
VICE CHAIRMAN


CHARLES B. REDD


DONALD J. SCHMIDT


SAMUEL J. TALARICO

CONCURRED IN 1-27-87

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

January 14, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of
January 17, 1987, in both the News Sentinel and Journal
Gazette.

RE: Declaratory Resolutions
R-87-01-03 & R-87-01-04
R-87-01-05 & R-87-01-06
R-87-01-07 & R-87-01-08

Please send us 4 copies of the Publisher's Affidavit from
both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne

ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-01-05 AND R-87-05-06)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 1-13-87,
date
designating property at 3011 Independence Drive, Fort Wayne,
Indiana 46808 (Avery International Corporation, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, January 27, 1987, at 7:00 P.M.
date, time & place
Common Council Conference Room 128, One Main Street, City-County
Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To **JOURNAL-GAZETTE** Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	18
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

24	lines,	1	columns wide equals	24	equivalent lines at	.300¢	7.20
							\$
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra							2.00
TOTAL AMOUNT OF CLAIM							\$ 9.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Jan. 17 19 87

Drusilla Roose
Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

1/17/87 1/17/87
Drusilla Roose
Subscribed and sworn to me before this 17th day of January 19 87

Shelley R. LaRue
Shelley R. LaRue Notary PublicMy commission expires March 3, 1990NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-01-05 AND R-87-05-06
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 1-13-87, designating property at 3011 Independence Drive, Fort Wayne, Indiana 46808 (Avery International Corporation, Petitioner)
an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, January 27, 1987, at 7:00 P.M. Common Council Conference Room 128, One Main Street, City-County Bldg., Fort Wayne, IN
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To **NEW-SENTINEL** Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

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TOTAL AMOUNT OF CLAIM

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Number of insertions 1

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Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Jan. 17, 1987

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time, the dates of publication being

as follows:

1/17/87

Subscribed and sworn to me before this 17th day of January, 1987

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-01-05 AND R-87-05-06
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Sandra E. Kennedy
City Clerk